

Solar Screens:

Retractable solar screens can be an effective way to manage the extreme sun exposures of the Southwest. During the initial construction of your home, retractable screens can be integrated with the architecture of the home so that the retracting mechanism and rolled-up screen are either hidden under a fascia or designed into the header of a window. When installed after construction of the home, the mechanism box needs to be sized to inset into the recess of the window and match the color of the window frames to discretely integrate the mechanism. In either case, the intention is that the mechanism is not visible as a boxed-out appendage on the side of your home.

The color of the mechanism box needs to match the color of the window frames. The color of the screening material needs to be dark, nearly black, so as to blend away with the hue of the windows. Screen material that is the color of your wall is generally not acceptable because it increases the perception of wall mass on your home. From a distance the solar screen needs to appear the same color as the window: dark.

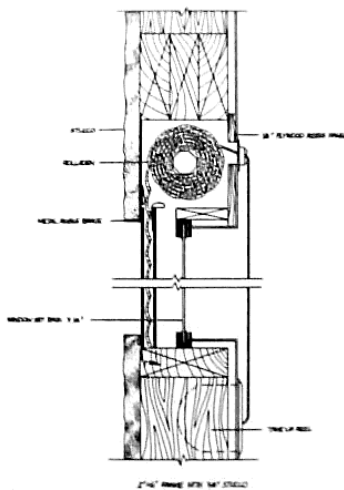
Fixed or permanent screens are also allowed, as long as they meet the criteria for color and appearance above. When a solar screen is used on a divided-lite window you should have your retailer add divisions in your screens to mimic the vertical and horizontal divisions of the windows underneath. It would be a shame to lose the architectural detail that your divided-lite windows provide your home.

Awnings are generally not allowed because they tend to overwhelm the architecture of a home; please refer to the example below. Any other shading device will be considered on the basis of appropriateness and architectural compatibility.

If you plan on adding a solar screen to your home please submit the solar screen type and material to the Covenant Commission for approval, as you would any exterior modification to your home. We want to work together with you to ensure that DC Ranch remains a first class community.

Please call the DC Ranch Covenant Commission at 480-563-3284 if you have further questions.

Happy shading!



Good Example – the retracting mechanism is well integrated into the Window Header so that it “disappears” when the shading is rolled up.



Poor Example – the boxed retracting mechanism is not integrated into the Architecture and the Awning is very inappropriate for this specific style of Architectural.